



RESOLUTION NO. 2009-06

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS APPROVING A PRELIMINARY PLAT
FOR MOQUI RANCHETTES FOR 28 LOTS**

WHEREAS, an application was filed by Moqui Ranchettes Homeowners Association (Case No. SUB-08-004) for preliminary subdivision plat approval for 28 lots on 292.88 acres in the General Zone, located south of Starlight Pines Ranchettes off Highway 87 in the Blue Ridge area, and identified as Assessor's Parcel Numbers 403-13-011G through 011W, 13-17D, 18, and 27-32; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on January 6, 2009, and recommended approval of the preliminary plat; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on February 17, 2009; and

WHEREAS, the Board of Supervisors has determined that the findings for the granting of preliminary plat approval have been met;

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors hereby approves the preliminary plat for the 28-lot Moqui Ranchettes subdivision subject to the following conditions:

1. The development of Moqui Ranchettes shall substantially conform to the preliminary plat as submitted and approved. Development shall be limited to no more than 28 lots.
2. The final plat shall substantially conform to the preliminary plat except for any modifications herein.
3. The final plat shall conform to Section IV of the Subdivision Ordinance.
4. Prior to scheduling the final plat for Board of Supervisors approval, engineering plans acceptable to the County Department of Public Works shall be submitted for drainage and road design as well as for any grading and excavation.
5. The applicants shall continue to meet and discuss the project with Arizona Game and Fish and the US Fish and Wildlife Service as the subdivision progresses towards final plat. Both agencies shall review and approve the project construction drawings for drainage and road design prior to the issuance of permits for construction by the County Public Works Department. Final plat will not be processed or reviewed until Arizona Game and Fish and US Fish and Wildlife have submitted a written approval.

6. Prior to scheduling the final plat before the Board of Supervisors, approval shall be obtained from the Arizona Department of Environmental Quality for wastewater disposal.
7. The final plat shall indicate all utility easements for electricity and telephone. The design of such easements shall meet the standards and specification of the utility service provider. Letters of approval shall be obtained from each utility provider.
8. Each map sheet of the final plat shall state in letters not less than one-quarter inch high "NO WATER SYSTEM IS PROVIDED FOR THE LAND DIVISIONS AS OF THE DATE OF RECORDATION OF THIS MAP."
9. A homeowners' or property owners' association shall be established and shall be responsible for maintenance of all roadways and all common/open space areas. Said association shall have established methods for the collection of fees to cover the costs of said maintenance. The codes, covenants and restrictions (CC&R's) shall empower the owner's association to make equitable assessments against lots to pay for any maintenance and to impose liens against lots to secure payments of such assessments.
10. All roadways shall be privately owned and maintained. Each map sheet of the final plat shall state in letters at least one quarter inch in height: ALL ROADS AND STREETS ARE PRIVATELY OWNED AND ARE MAINTAINED BY THE PROPERTY OWNERS. Signs noting the private status of the roads shall be posted at the entrance to the subdivision.
11. Requirements of the Coconino County Grading and Excavation Ordinance shall be incorporated into the road design except as modified through approved waivers.
12. During construction of all roadways, utilities, etc., dust control measures shall be implemented. A water truck shall be kept on site at all times during construction. Erosion control measures shall also be used during road construction activities including waddles. When construction is complete the disturbed areas shall be rapidly re-vegetated.
13. All crossing structures shall be designed to accommodate a 100 year flood event.
14. Street names, none of which duplicate any other names in the area, shall be required on the final plat. Proposed street names shall be subject to the approval of the Department of Community Development and U.S. Postal Service.
15. The applicant shall develop a plan for thinning and defensible space on each individual parcel. Thinning of the subject area shall be completed prior to final plat.

16. A street addressing system utilizing the County's addressing grid shall be created. Street numbers no less than four inches in height and visible from the street shall be posted on every lot.
17. A letter from a solid waste collection company shall be submitted indicating that service is available to the subdivision.
18. The developer shall at his expense install all required traffic signs, including but not limited to stop signs, speed limit signs, curve warning signs, and street identification signs.
19. Entrance signs to the subdivision shall conform to the requirements of Section 16.4.B.5 of the Zoning Ordinance. A sign permit is required.
20. There shall be no road crossing over East Clear Creek
21. There shall be no helicopter landing sites within the boundaries of the subdivision.
22. Fencing shall be limited to building envelopes, lot perimeters shall not be fenced. Property owners shall be required to build dog runs through the CC & R's to avoid disturbances to wildlife. If fencing of the property perimeter is required by the US Forest Service, fence construction should meet wildlife standards: 4 strand wire, top and bottom strands smooth, top strand 42" maximum height, bottom strand 18" minimum height.
23. The CC&Rs shall include that roof run-off will be contained by cisterns or other means to protect against erosion and provide water catchment.
24. Ground disturbance shall be limited to areas within the designated building envelopes. No stock piles shall be permitted.
25. Any activities that generate a noise level above 45 dBA (such as from blasting, heavy machinery and use of chainsaws) shall be prohibited on lots 1-3 and 19-24 during the Mexican spotted owl breeding season (March 1 – August 31). General maintenance and construction are permitted so long as they do not exceed the 45 dBA limit.
26. "Living with Urban Wildlife," (AGFD brochure) language shall be included into the subdivision CC&R's.
27. The developer will work with the Arizona Game and Fish Department and US Fish and Wildlife Service to incorporate water conservation language into the CC&R's.

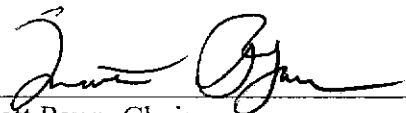
28. A cash deposit, performance bond, letter of credit, or other acceptable financial security shall be made with submittal of the final plat application for the costs of any improvements not already completed plus a 10% contingency. Improvements include, but are not limited to, all roadways including off-site requirements, drainage structures, fire mitigation requirements, utilities, traffic control signs, and street identification signs.
29. The Applicant will develop a permanent program to identify and remove exotic weeds from all parcels.
30. Native landscaping requirements shall be added into the CC&R's per Arizona Game and Fish Department and U.S. Wildlife suggestions.
31. The applicant shall work with the Blue Ridge Fire District on annexation and shall consult with the fire district on design and slope of the access road.
32. The applicant shall have a meeting with the U.S. Forest Service and lessees to discuss cattle and fencing issues.
33. The public report and the CC&Rs shall include disclosure of Arizona's open range laws and the Code of the West.
34. The applicant shall work with the Forest Service for a second access and possible improvements of FS Road 513 including a crash gate.

BY SEPARATE MOTION the Board approved the following waivers from the Zoning and Subdivision Ordinances

1. *Subdivision Ordinance*, Section 6.4.3.A, Roads and Streets: A waiver to allow unpaved streets.
2. *Subdivision Ordinance*, Section 5.2, Road Design Minimum Standards: A waiver to allow a 7300 foot cul-de-sac length in lieu of 1200 feet.
3. *Subdivision Ordinance*, Section 5.2, Road Design Minimum Standards: A waiver to allow a road grade of 13% in lieu of 10% in two locations on the access road, one 400 feet in length and the other 500 feet in length.
4. *Zoning Ordinance*, Section 9.3.B.2: A waiver to allow one 9.95 acre lot in lieu of the minimum lot size of 10 acres in the General Zone.

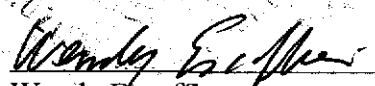
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PASSED AND APPROVED this 17th day of February 2009.



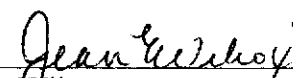
Matt Ryan, Chairman
Coconino County Board of Supervisors


ATTEST:



Wendy Escoffier
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

By: 

Jean Wilcox
Deputy County Attorney